

10/27/2014

Medicaid Managed Care

Choice at 1-800-505-5678 - TTY/TDD (800) 329-1541. NY **Medicaid** Choice is a private company which has been contracted by 24 local districts and New York City to help enroll people in managed care. NY **Medicaid** Choice has response standards it is required to meet. They are required to answer the phone quickly and have operators who speak many languages. In counties that have not contracted with NY **Medicaid** Choice, recipients are enrolled into managed care plans by the Local Department of Social Services.

Mandatory Enrollment:

New as of October 1, 2011, all newly mandated Medicaid recipients will have 30 days to choose a plan, regardless of disability status. New Medicaid applicants will be required to choose a health plan at application or they will be automatically assigned to a random plan by the State Department of Health. N.Y. Soc. Servs. L. §364-j(4)(f)(i) (Amended by 2011 Sess. Law News of N.Y. Ch. 59). Newly mandated Medicaid beneficiaries who are required to choose a health plan beginning in October 2011, who reside in counties with a contract with NY Medicaid Choice will be sent mandatory enrollment packets on October 1, 2011. Medicaid recipients who reside in counties who do not contract with NY Medicaid Choice will receive mandatory enrollment packets upon recertification or when a change is made to their Medicaid case such as a change in address or household size.

Disenrolling, Transferring and Exemptions

People who would like to disenroll or transfer out of their **Medicaid** managed care plan, or who think they may still be exempt or excluded from **Medicaid** managed care, should call NY Medicaid Choice at: 1-800-505-5678 or their local department of social services. See article on Advocacy & Exemptions.

See 18 NYCRR 360-10.6 [Good cause for changing or disenrolling from a Medicaid managed care organization \(MMCO\)](#)

V. Lists of Plans - Contact Information

NYC HRA List of NYC plans— Mainstream Managed Care Plans, HIV SNPs, Managed Long Term Care plans, and Medicaid Advantage Plans (updated January 2014)

Statewide Plan Contact Information - (listed by county or by plan)

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New 10/2012 --Pharmacy Benefit Information Website -- <http://pbic.nyadoh.suny.edu> -- Phase I (Oct. 2012) provides access for members and providers looking for information on the drugs and supplies covered by different Medicaid and Family Health Plus managed care health plans. In the near future, the Department plans to release phase two of the project, which will allow interactive comparison of coverage searches.

VI. Accessing Services - what is in the plan's service package?

Medicaid managed care plans work very much like private insurance managed care plans. As we describe above, enrollees can only see the doctors and other health providers in their plan's network, and must follow the plans rules for accessing care. In addition, they will be assigned a primary care provider and must go to this provider in order to get a **referral** for specialty care and prior authorizations for non-emergency hospitalizations and many other services. Because Medicaid must provide all medically necessary care, there are benefits which traditionally are not part of a private insurance such as transportation, medications, skilled nursing care, personal care services and PERS. Pursuant to the MRT changes, enrollees in a Medicaid managed care plan will begin to receive all of these services from their plan on an extended timeline. A summary appears in the chart below.

Date Benefit Offered	Service
8/1/11	Personal Care Services -- Click here for article
	Pharmacy Benefits - Until January 1, 2012 plans must provide a one time 30 day supply of non-formulary drugs and/or a 30 temporary day fill of previously authorized formulary drugs without requiring new authorization regardless of plan utilization management controls. For more information on Medicaid Managed Care's Prescription Drug Carve-In click here or see the attached article below
10/1/11	Pharmacy Benefit Information Website -- http://pbic.nyadoh.suny.edu -- Phase I (Oct. 2012) provides access for members and providers looking for information on the drugs

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	and supplies covered by different Medicaid and Family Health Plus managed care health plans. In the near future, the Department plans to release phase two of the project, which will allow interactive comparison of coverage searches. Effective Jan. 1, 2013, managed care plans must cover ATYPICAL ANTIPSYCHOTIC drugs, INCLUDING NON-FORMULARY DRUGS, if prescribing MD says they are medically necessary. (provider prevails"). part of 2012 State Budget
10/1/2011	Transportation Services - but as of Jan. 1, 2013, transportation is again "carved out" of managed care in NEW YORK CITY only and handled centrally Logisticare. See HRA Alert
1/1/2012	Personal Emergency Response Systems (PERS)
7/1/2012	Dental - see guidelines and Q&A - not all plans provide dental, Academic Dental Services access allowed, etc. • Dental Vendor Contact Information
10/2012	Orthodontia - see guidelines and Q&A • Transition of Dental and Orthodontia Coverage from Fee for Service to Medicaid Managed Care - June 12, 2012 Webinar (PDF, 1.35MB) • Question and Answer Sheet: Transition of Dental and Orthodontia Coverage from Fee for Service to Medicaid Managed Care
11/1/2012	Consumer Directed Personal Assistance services (CDPAP) Services - See DOH Policy on CDPAP Transition, Responsibilities of the Health Plan - Fiscal Intermediary Agreement
8/1/2013	Adult Day Health Care (ADHC), AIDS Adult Day Health Care, TR Directly Observed Therapy (DOT). • Summary of policy changes since 6/10/13 webinar • June 10, 2013 Webinar Revised PPT Slides (PDF, 229KB) • Guidelines for the Transition of Adult Day Health Care and AIDS Adult Day Health Care Services in Medicaid Managed Care (PDF, 203KB)

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	• <u>Guidelines for the Provision of Tuberculosis Directly Observed Therapy (P</u>
10/1/2013	HOSPICE - As of October 1, 2013, the provision of hospice services to enrollees in mainstream Medicaid managed care (MMC) is the responsibility of the MMC plan, instead of fee-for-service (FFS) Medicaid. MMC members who first come to need hospice while enrolled in their MMC plan must access it through their MMC plan. But if they were already receiving hospice services outside of their MMC plan as of Oct. 1, 2013, they are "grandfathered in" and may continue receiving those hospice services outside of their plan. See <u>DOH Guidelines for the Provisions of Hospice Services in Mainstream Medicaid Managed Care</u> (10/1/2013) <u>Hospice Transition to Managed Care Webinar</u> (PDF, 186KB) <u>Hospice Transition to Managed Care Benefit Package Questions and Answers</u>

VII. Resources Online -

Check for updates here http://www.health.ny.gov/health_care/managed_care/ for the following links:

- MRT 1458: Care Management Population and Benefit Expansion, Access to Services, and Consumer Rights
- Questions & Answers on the Elimination of Direct Marketing Related to Contract Provisions (Section 11, Appendices D & P)(PDF, 387KB, 14pg.)
- Medicaid Prenatal Care Standards
- Medicaid Managed Care Model Member Handbook (PDF, 183KB, 36pg.)
- Family Health Plus Model Member Handbook (PDF, 202KB, 36pg.)
- Quality Strategy For the New York State Medicaid Managed Care Program, 2007 (PDF, 127KB, 24pg.)
- New York's Operational Protocol for the Partnership Plan
- Managed Care Model Contracts
- Medicaid Managed Care for People with HIV and AIDS
- New York State Medicaid "Serious Adverse Event Reimbursement" (also known as New York State Medicaid "Never Events")

Medicaid Section 1115 Demonstration Projects

- Partnership Plan Waiver
- Federal-State Health Reform Partnership

Managed Care Quality Reports -- http://www.health.ny.gov/health_care/managed_care/reports/

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(external reviews, satisfaction surveys, utilization data, etc.)

Medicaid Managed Care Enrollment Statistics - monthly number enrolled in every plan in NYS

[Monthly Medicaid Managed Care Enrollment Report](#)

New 10/2012 --Pharmacy Benefit Information Website -- <http://pbic.nysdoh.suny.edu> -- Phase I (Oct. 2012) provides access for members and providers looking for information on the drugs and supplies covered by different Medicaid and Family Health Plus managed care health plans. In the near future, the Department plans to release phase two of the project, which will allow interactive comparison of coverage searches.

Legal Aid Society

Health Law Unit

NYC Helpline: 212-577-3575

Upstate Helpline: 888-500-2455

Last Updated September 30, 2011, April 2013 and April 2014

Article ID: 160

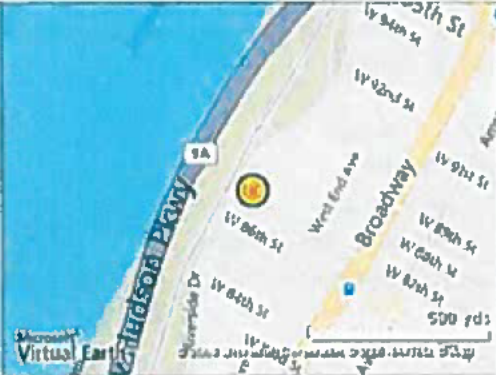
Last updated: 15 Apr. 2014

Revision: 46

Medicaid -> Medicaid Managed Care

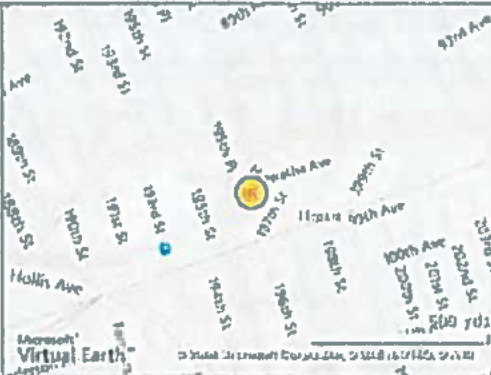
<http://www.wnylc.com/health/entry/160/>

COMPARABLE SALES

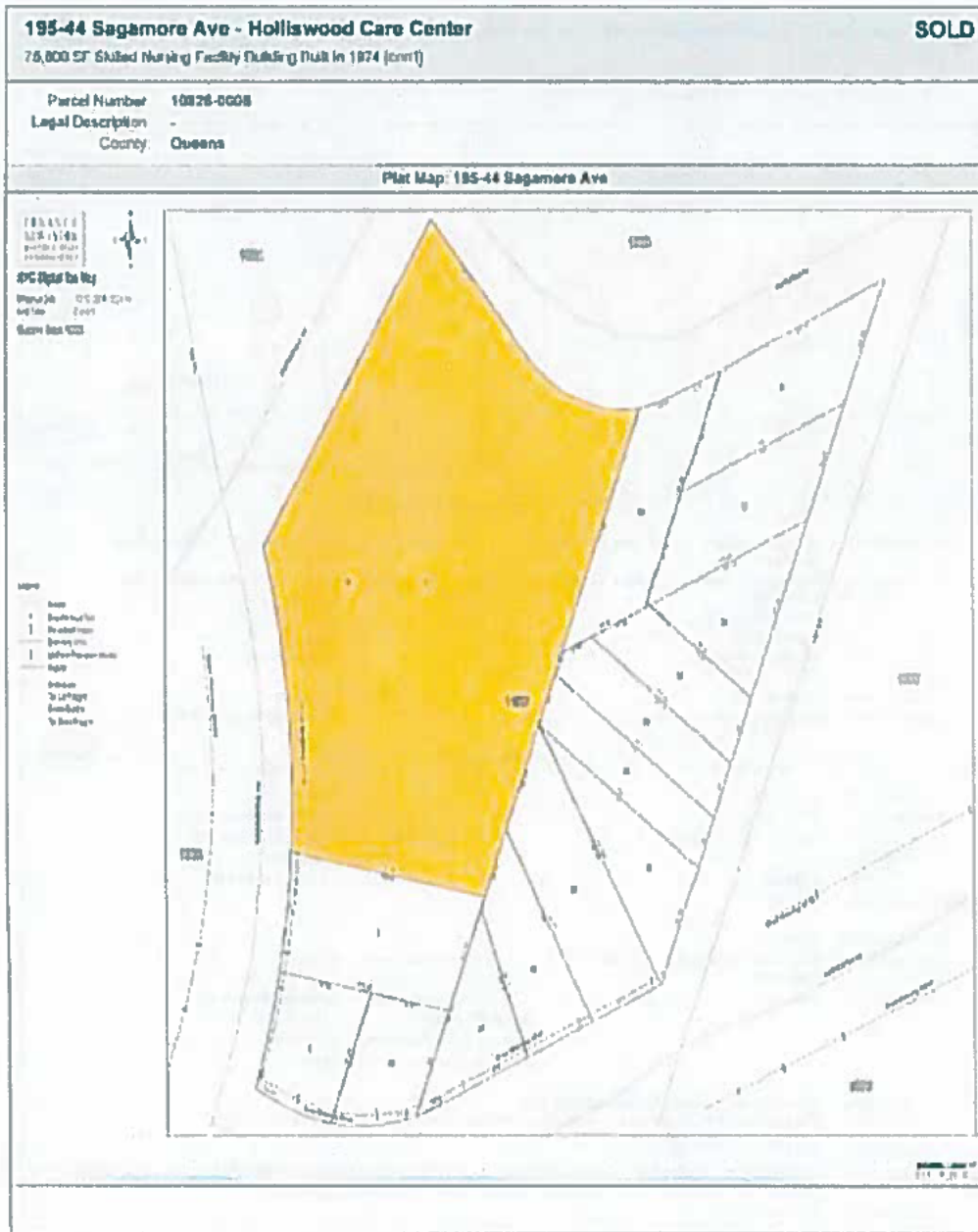
150 Riverside Dr - Katerl Residence		SOLD
New York, NY 10024 Sale on 6/28/2013 for \$68,000,000 (\$279.31/SF) - Research Complete 238,300 SF Assisted Living Building Built in 1940		
 		
Buyer & Seller Contact Info		
Recorded Buyer: 150 Riverside, LLC True Buyer: 150 RSD Property Ventures, LLC 551 Fifth Ave New York, NY 10176 (212) 692-5401 150 Riverside MN Property, LLC 1033 E 27th St Brooklyn, NY 11210 (718) 677-8625 DJ River Prop, LLC 561 Fifth Ave New York, NY 10176 (212) 681-2784 Buyer Type: Developer/Owner-NPL Developer/Owner-RGHL Buyer Broker: No Buyer Broker on Deal	Recorded Seller: Katerl Residence True Seller: Catholic Health Care System 1011 First Ave New York, NY 10022 (646) 633-4700 Seller Type: Non Profit Listing Broker: Shattuck Hammond, a division of Morgan Keegan Inc. Lora Wong Hammond (212) 314-0406	
Transaction Details ID: 2633093		
Sale Date: 06/28/2013 Escrow Length: - Sale Price: \$68,000,000 Full Value Asking Price: - Price/SF: \$279.31 Price/SF Land Gross: \$4,264.68	Sale Type: Investment Bldg Type: Assisted Living Year Built/Age: Built in 1940 Age: 73 GLA: 238,300 SF Land Area: 0.36 AC (16,698 SF)	
Percent Leased: 100.0% Bus. Conditions: Business Value Included Transfer Tax: \$264,000	Percent Improved: 70.5% Total Value Assessed: \$16,488,450 in 2012 Improved Value Assessed: \$11,618,900 Land Value Assessed: \$4,869,550	

160 Riverside Dr - Katerl Residence		SOLD																																										
236,300 SF Assisted Living Building (bkt in 1940) (cont)																																												
Land Assessed/SF: \$310.00																																												
Financing	\$71,872,323.00 from KeyBank National Association																																											
Legal Desc	Bkt 1249 to 1																																											
Parcel No	1249-0001																																											
Document No	2013000368246																																											
Transaction Notes																																												
This was the sale of the Katerl Residence. It is a 236,300 square foot health care facility located in the Upper West Side submarket. The 520-bed facility \$66,000,000, or about \$126,623 per bed. Calls were made to all parties involved, however, some calls were not returned. All information is based on recorded documents. Acquisition price Real Estate: \$66,000,000 Business: \$14,000,000 160 Riverside LLC (grantee) is comprised of: 50.00% - 160 RSD Property Ventures, LLC 21.00% - 160 Riverside MN Property, LLC 19.00% - NJ River Prop, LLC 01.00% - Ann Schon (individual)																																												
Current Building Information		ID: 0215604																																										
<table border="0"> <tr> <td>Bldg Type</td> <td>Assisted Living</td> <td>Bldg Status</td> <td>Built in 1940</td> </tr> <tr> <td>Class</td> <td>-</td> <td>RSA</td> <td>236,300 SF</td> </tr> <tr> <td>Total Avail</td> <td>0 SF</td> <td>% Leased</td> <td>-</td> </tr> <tr> <td>Bldg Vacant</td> <td>0 SF</td> <td>Rent/SF Yr.</td> <td>-</td> </tr> <tr> <td>Tenancy</td> <td>-</td> <td>Elevators</td> <td>0</td> </tr> <tr> <td>Owner Type</td> <td>Developer/Owner-NTL</td> <td>Core Factor</td> <td>-</td> </tr> <tr> <td>Owner Occupied</td> <td>No</td> <td>Stories</td> <td>16</td> </tr> <tr> <td>Zoning</td> <td>R16A</td> <td>Typical Floor Size</td> <td>14,768 SF</td> </tr> <tr> <td>Land Area</td> <td>15,699 SF</td> <td>Building FAR</td> <td>15.00</td> </tr> <tr> <td>Lot Dimensions</td> <td>100x157</td> <td>Const Type</td> <td>Masonry</td> </tr> </table>	Bldg Type	Assisted Living	Bldg Status	Built in 1940	Class	-	RSA	236,300 SF	Total Avail	0 SF	% Leased	-	Bldg Vacant	0 SF	Rent/SF Yr.	-	Tenancy	-	Elevators	0	Owner Type	Developer/Owner-NTL	Core Factor	-	Owner Occupied	No	Stories	16	Zoning	R16A	Typical Floor Size	14,768 SF	Land Area	15,699 SF	Building FAR	15.00	Lot Dimensions	100x157	Const Type	Masonry	<table border="0"> <tr> <td>Expenses</td> <td>2012 Combined Tax/Ops @ \$258.38/sf</td> </tr> </table>		Expenses	2012 Combined Tax/Ops @ \$258.38/sf
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Location Information																																												
Second Address	351-357 W 87th St																																											
Metrol Market	New York City																																											
Submarket	Uptown/Upper West Side																																											
County	Manhattan																																											
CBSA	New York Northern New Jersey-Long Island, NY-NJ-PA																																											
CSA	New York-Newark-Bridgeport, NY-NJ-CT-PA																																											
DMA	New York, NY-NJ-PA-CT																																											

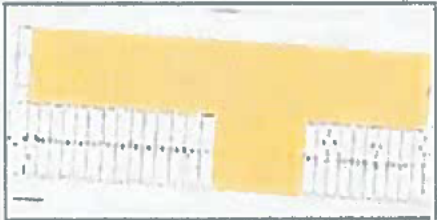
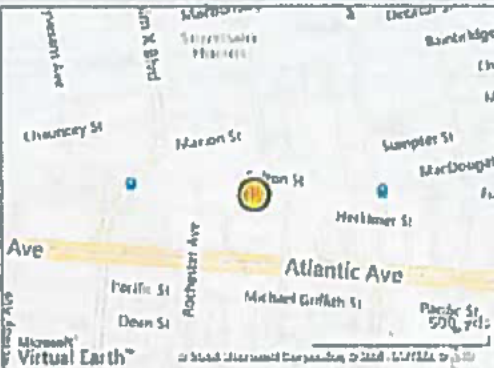
[illegible]

195-44 Sagamore Ave - Holliswood Care Center		SOLD
Hollis, NY 11423 Sale on 5/7/2013 for \$33,700,000 (\$445.72/SF) - Research Complete 78,000 SF Skilled Nursing Facility Building Built in 1974		
		
Buyer & Seller Contact Info		
Recorded Buyer: True Buyer: Hollis Real Estate Co, LLC Centers for Care, LLC Daryl Hagler 1601 Broadway Ave Bronx, NY 10451 (718) 931-8700 Buyer Type: Corporate/User Buyer Broker: No Buyer Broker on Deal	Recorded Seller: True Seller: Holliswood Care Realty Co, LLC Holliswood Care Realty Co, LLC Moshe Kaller 143-13 20th Ave Whitestone, NY 11357 Seller Type: Corporate/User Selling Broker: No Listing Broker on Deal	
Transaction Details 2776328		
Sale Date: 05/07/2013 Escrow Length: 919 days Sale Price: \$33,700,000-Confirmed Asking Price: - Price/SF: \$445.77 Price/SF Land Gross: \$864.12	Sale Type: Investment Prop Type: Skilled Nursing Facility Year Built/Age: Built in 1974 Age: 39 GIA: 78,000 SF Land Area: 0.88 AC (38,989 SF)	
Percent Leased: - Sale Conditions: Business Value Included Transfer Tax: \$44,958	Percent Improved: 73.2% Total Value Assessed: \$1,497,150 in 2012 Improved Value Assessed: \$1,081,380 Land Value Assessed: \$415,800 Land Assessed/SF: \$10.00	
Financing: \$28,445,687.00 from Greystone Servicing Corp \$30,000,000.00 from Greystone Servicing Corp		
Legal Desc: Blk 10826 R 6 Parcel No: 10826-0006 Document No: 2013000251723		

195-44 Sagamore Ave - Holliswood Care Center		SOLD	
75,800 SF Skilled Nursing Facility Building Built in 1974 (cont)			
Transaction Notes			
This was the sale of Holliswood Care Center, a 314 bed rehabilitation and skilled nursing facility located on Woodhull Avenue between Hiewatha and Sagamore avenues in the South Queens submarket.			
The price, with business value included, was confirmed at \$33,700,000, or about \$107,324.84 per bed. The deed states that the contract of sale (\$11,239,200) specifies allocation of 40% of purchase price.			
At the time of sale, the facility was 100% occupied. Financials to the deal were not disclosed.			
Income Expense Data			
Expenses	- Taxes	\$158,057	
- Operating Expenses			
Total Expenses		\$158,057	
Current Building Information			KT: 9145104
Udgy Type	Skilled Nursing Facility	Bldg Status	Built in 1974
Class	-	RBA	75,800 SF
Total Avail	0 SF	% Leased	-
Udgy Vacant	0 SF	Rent/SF/Yr	-
Tenancy	-	Elevators	0
Owner Type	Corporate/User	Core Factor	-
Owner Occupied	No	Stories	6
Zoning	R5	Typical Floor Size	12,600 SF
Land Area	38,998 SF	Building FAR	1.94
Lot Dimensions	300x130	Const Type	Masonry
Expenses	2013 Tax @ \$2.10/sf		
Location Information			
Second Address	195-02-195-14 Hiewatha Ave		
Macro Market	Long Island (New York)		
Submarket	Queens/South Queens		
County	Queens		
COSA	New York-Northern New Jersey-Long Island, NY-NJ-PA		
CSA	New York-Newark-Bridgeport, NY-NJ-CT-PA		
DMA	New York, NY-NJ-PA-CT		



This document is a plat map of the property at 195-44 Sagamore Ave, showing the building footprint and mass. The map includes a legend, a north arrow, and a scale bar. The building footprint is highlighted in yellow. The map shows the building's location relative to surrounding streets and other buildings.

1834 Fulton St - Brooklyn Gardens - FKA Bishop Henry B. Hucles Nursing		SOLD
Brooklyn, NY 11233 Sold on 7/16/2014 for \$29,345,000 (\$104.80/SF) - Research Complete 280,000 SF Skilled Nursing Facility Building Built in 1995		
		
Buyer & Seller Contact Info		
Recorded Buyer: Providence Care, Inc., A New York Not For Profit C True Buyer: Providence Care, Inc., A New York Not For Profit C Michael Melnick 1367 50th St Brooklyn, NY 11204 (718) 471-5000 Buyer Type: Medical Buyer Broker: No Buyer Broker on Deal	Recorded Seller: Bishop Henry B Hucles Nursing Home, Inc. True Seller: Episcopal Health Services, Inc Richard Browne 700 Hicksville Rd Bellmore, NY 11714 (516) 349-0100 Seller Type: Religious Listing Broker: No Listing Broker on Deal	
Transaction Details ID: 3143784		
Sale Date: 07/16/2014 Escrow Length: 601 days Sale Price: \$29,345,000-Full Value Asking Price: - Price/SF: \$104.80 Price/SF Land Gross: \$435.81	Sale Type: Investment Deal Type: Skilled Nursing Facility Year Built/Age: Built in 1995 Age: 18 GLA: 280,000 SF Land Area: 1.58 AC (67,335 SF)	
Percent Leased: 95.0% Sale Conditions: Business Value Included, Debt Assumption Transfer Tax: \$108,000	Percent Improved: 93.8% Total Value Assessed: \$18,580,850 in 2014 Improved Value Assessed: \$17,437,860 Land Value Assessed: \$1,143,000 Land Assessed/SF: \$18.00	
Financing: Down payment of \$29,345,000.00 (100.0%) \$29,345,000.00 from Dormitory Authority of the State of New York; Assumed loan type		
Legal Desc: Bk 1703 Lts B-14, 33, 48-54 Parcel No: 01703-0008, 01703-0009, 01703-0010, 01703-0011, 01703-0012, 01703-0013, 01703-0014, 01703-0033, 01703-0048, 01703-0049, 01703-0050, 01703-0051, 01703-0052, 01703-0053, 01703-0054 Document No: 201400048349		

1834 Fulton St - Brooklyn Gardens - FKA Bishop Henry B. Hucles Nursing				SOLD
280,000 SF Skilled Nursing Facility Building Built in 1995 (cont)				
Current Building Information				ID: 9511184
Build Type	Skilled Nursing Facility	Build Status	Built in 1995	
Class	-	RBA	280,000 SF	
Total Area	0 SF	% Leased	-	
Build Vacant	0 SF	Rent/SF/Yr	-	
Tenancy	-	Elevators	0	
Owner Type	Medical	Core Factor	-	
Owner Occupied	-	Stories	7	
Zoning	R7U	Typical Floor Size	40,000 SF	
Land Area	67,335 SF	Building FAR	4.16	
Lot Dimensions	550x200	Const Type	Reinforced Concrete	
Expenses	2014 Tax @ \$8.39/sf			
Location Information				
Park Name	FKA Bishop Henry B. Hucles Nursing			
Metro Market	Long Island (New York)			
Submarket	Brooklyn/North Brooklyn			
County	Kings			
CBSA	New York-Northern New Jersey-Long Island, NY-NJ-PA			
MSA	New York-Newark Bridgeport, NY-NJ-CT-PA			
DMA	New York, NY-NJ-PA-GT			



QUALIFICATIONS

SHELDON GOTTLIEB, MAI

PROFESSIONAL BACKGROUND:

Senior Vice President and Chief Appraiser,
Jerome Haims Realty, Inc.

PROFESSIONAL AFFILIATIONS:

Member of the Appraisal Institute with the MAI designation
Former President – Greater New York Chapter No. 3 of the
Appraisal Institute (now merged with the New York Metropolitan
Chapter)
Real Estate Board of New York – Broker C Member
Currently serving as a member of the Appraisal Education
Committee
American Arbitration Association
Former Member - National Real Estate Valuation Council
Real Estate Arbitration Panel
Urban Land Institute – Associate Member
Rho Epsilon Real Estate Fraternity

EDUCATIONAL BACKGROUND:

Graduate of City College of New York,
Bernard M. Baruch School of Business and Public
Administration, specializing in Real Estate and Economics

Successfully completed numerous courses, seminars and lectures on
real estate valuation and advanced appraisal topics.

LECTURER:

Qualified and approved by the State of New York as an instructor for
all courses required for New York State General Appraisal
Certification. Qualified as and presently an approved Instructor for the
Appraisal Institute. Guest lecturer at the New York University School
of Continuing Education on capitalization and discounted cash flow
analysis. Presented numerous real estate valuation and investment
analysis lectures at the Real Estate Division of the New School for
Social Research. Presented real estate brokerage and appraisal
courses at the Eastern School of Real Estate.

CERTIFIED:

State of New York Certified Real Estate General Appraiser, Certificate
No. 46000000579.

State of New Jersey Certified Real Estate General Appraiser,
No. 42RG00178500.

Presently certified with the Appraisal Institute under its program of
periodic recertification.

JEROME HAIMS REALTY, INC.
REAL ESTATE APPRAISERS & CONSULTANTS

QUALIFICATIONS

SHELDON GOTTLIEB, MAI (cont'd.)**EXPERIENCE:**

Real estate appraiser providing appraisal service to various firms, governmental agencies and private individuals. The scope of these appraisals has covered all phases of valuation including: mortgage loans, certiorari, condemnation, urban renewal, estates and others. They have included hundreds of apartment houses (including rental, condominium and cooperative), all types of retail (including department stores, regional and strip malls, and "big boxes"), office buildings, industrial properties, shopping centers, subdivisions, etc, in the New York City metropolitan area as well as other parts of the Northeast.

Specialized experience includes numerous appraisals of nursing homes, hotels and motels, churches and synagogues, golf courses and marinas, large truck terminals, gasoline stations, movie theatres, large utility properties (i.e. natural gas distribution and processing facilities), railroads and railroad rights of way.

Licensed Real Estate Broker

**COURT
TESTIMONY:**

Have represented clients and have been qualified to testify as a real estate valuation expert in the United States District Court, United States Bankruptcy Court, New York State Supreme Court, New York State Court of Claims, New York City Civil Court and Landlords and Tenant Court, as well as before the New York City Tax Commission and New York City Board of Standards and Appeals on complex assessment, zoning and planning issues.

QUALIFICATIONS

REAL ESTATE APPRAISER FOR AGENCIES OF NEW YORK CITY

Department of General Services
 Law Department - Corporation Counsel
 Division of Real Property
 Economic Development Corporation
 Housing Preservation and Development
 Housing Authority
 Comptroller's Office - Pension Fund
 Public Development Corporation
 Department of Ports and Terminals
 School Construction Authority
 Department of Citywide Administrative Services
 Primary Care Development Corporation
 Lower Manhattan Development Corporation
 Brooklyn Bridge Development Corporation
 Brooklyn Bridge Park Development Corporation
 Hudson Yards Development Corporation

REAL ESTATE APPRAISER FOR AGENCIES OF NEW YORK STATE

Power Authority
 Department of Parks and Recreation
 Department of Transportation
 State University of New York
 City University of New York
 Empire State Development Corporation
 (formerly known as Urban Development Corporation)
 Queens West Development Corporation
 Department of Environmental Conservation
 Facilities Development Corporation
 Metropolitan Transportation Authority
 County of Nassau, Bureau of Real Estate
 Dormitory Authority
 Department of Law
 The Port Authority of New York and New Jersey
 Housing Finance Agency
 Convention Center Development Corporation
 Moynihan Station Development Corporation
 Greater Jamaica Development Corporation
 Roosevelt Island Operating Corporation

REAL ESTATE APPRAISER FOR AGENCIES OF THE FEDERAL GOVERNMENT

National Park Service
 General Services Administration
 Housing and Urban Development
 Federal Home Loan Bank Board
 Federal Deposit Insurance Corporation
 Federal Savings Loan Insurance Corporation
 Department of Justice
 Department of the Navy
 Postal Service
 Federal National Mortgage Association
 Federal Asset Disposition Association
 Resolution Trust Corporation
 Internal Revenue Service

JEROME HAIMS REALTY, INC.
REAL ESTATE APPRAISERS & CONSULTANTS

QUALIFICATIONS

115-87 Owners Corporation	'21' Club Inc.
Aby Kalimian	Ayon Partners
Akin Gump Strauss Hauer & Feld LLP	Alan Fox, Esq.
Alf Naman RE Advisors Ltd.	Alfa Development Management, LLC
Alice Alexiou	Alliance for Downtown New York
Alston & Bird, LLP	Alterman & Boop, LLP
American Broadcasting Companies, Inc.	American Telephone & Telegraph Co.
Amerimar Enterprises, Inc.	Amtrak
Anderson & Ochs, LLP	Arent Fox Kintner Plotkin & Kahn, PLLC
Argent Ventures LLC	Arlen Realty & Development Corporation
Arnold S. Penner	Aronson Mayelsky & Sloan, LLP
Asher Dann	Association of the Bar of New York
Atco Properties & Management, Inc.	Atlan Management Corporation
Avenues: The World School	Bachner, Tally, Polevoy & Misher
Backenroth, Frankel & Krinsky, LLP	Baker Hostetler
Baker Hostetler LLP	Balber Pickard Battisoni
Baldwin & Haspel, LLC	Bally Total Fitness
Banif Mortgage	Barnard Charles Real Estate
Bass Real Estate	Battery Park City Authority
Battle Fowler	Beatie and Osborn LLP
Becker Ross Stone DeStefano & Klein	Ben Heller
Benjamin Beechwood Tides LLC	Bernard Spitzer, P.E.
Blank Rome LLP	BLDG Management Company, Inc.
Blesso Properties	Bonjour Capital
Boston Properties	Boulanger, Hicks & Churchill
Boys Town Jerusalem Fndtn America, Inc.	Brack Capital Real Estate-USA
Brandt, Steinberg & Lewis LLP	Bridge Business & Property Brokers, Inc.
Brill & Meisel	Brown & Wood
Brown Galvalas & Fromm LLP	Brown, Raysman & Milstein
Bryan Cave, LLP	Buckingham Hotel
Buckingham Real Estate	C. Lawrence Paine, LLC
C.H. Martin	Calvary Baptist Church
Cambridge Systematics, Inc.	CAN Continental Casualty Company
Carol Management Company	Carter, Ledyard & Milburn LLP
CBS, Inc.	Center for Jewish History
Chatwal Hotels & Restaurants, Inc.	Children's Aid Society
Children's Oncology Society of New York	CIGNA Real Estate Investors
Citi Urban Management Corporation	City Center Real Estate, Inc.
City of New Rochelle	Clarendon Management Corporation
Club Quarters	Coach, Inc.
Coalition for the Homeless	Cohen Brothers Realty Corporation
Cohen Hennessey Bienstock & Rabin P.C.	Cohen Clair Lans Greifer & Thorpe LLP
Cohen Tauber Spievack & Wagner, P.C.	Collegiate Asset Management Corporation
Colonial Funding Corporation	Colucci & Gallaher, P.C.
Columbia Presbyterian Hospital New York	Columbia Presbyterian Medical Center
Columbia University	Communitlife, Inc.
Conrail	Consolidated Asset Recovery Corporation
Consolidated Edison Co. of New York, Inc.	Constitution Pipeline Company/Williams
Consulate General of Japan in New York	Continental Assurance Company
Convermat Corporation	Cooley Godward Kronish LLP
Corlears School	Coronet Capital Company
Corporation Gerosa, Incorporated	Credit Suisse First Boston/First Boston Corp
Crescent Equities, Inc.	Crocco & Demajo
CRT Asset Management, Inc.	Cullen & Dykman
Cynthia Broan Gallery	Cynuli Shanks Hart & Zizmore LLP
Danziger & Markhoff, LLP	David Tarlow & Company

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DMJM Harris, Inc.	Doggi U.S.A., Inc.
Dominion Management Company	Dorsey & Whitney, LLP
Downtown Realty Management	Dreyer & Traub
Edge Principal Advisors, LLC	Edward Isaacs & Company
Eizen Fineberg & McCarthy	EL Ad US Holding, Inc.
Elo Organization LLC	Emblem Health
Emmes Asset Management Corporation	Emmet, Marvin & Martin
Empire Management	Epstein Becker & Green, P.C.
Equitable Life Assurance Society of U.S.	Equitable Real Estate Management, Inc.
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Fish & Richardson, PC	Florence Rostami-Gouran
Fodera Enterprises	Forbes, Inc.
Ford Foundation	Ford Land Service Corporation
Ford Models, Inc.	Forest City Ratner Companies
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Garson Brothers Development	Gerson Properties LLC
Gibson, Dunn & Crutcher	God's Love We Deliver
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Goldberg, Rimberg & Friedlander, PLLC	Goldfarb & Fleece
Goldman & Stein	Goldstein, Goldstein, Rikon & Gottlieb, P.C.
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Greenberg Traugott	Greenfield Eisenberg Stein & Senior
Greenthal/Harlan Realty Services Company	Greiner-Maltz Company, Inc.
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Harbor Point Development, LLC	Harran Holding Corporation
Harry Otterman	Helen Hayes Theater
Helmsley Enterprises, Inc.	Helmsley Spear, Inc.
Herrick Feinstein, LLP	Hertz, Herson & company, LLP
Herzfeld & Rubin	Himmel Meringoff Properties
Holland & Knight, LLP	Home Holdings, Inc.
HRO International Ltd.	Hutner Klarish, LLP
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Intercontinental Hotels and Resorts	Inter-Continental Hotels, Inc.
International Bank Note Company	International Business Machines Corp.
International Union AFL-CIO, CLC	Internatl Brotherhood of Teamsters, Local 810
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 Operating Engineers Local 825
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The Feil Organization	The Ford Foundation
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The Riese Organization	The Rockefeller Group
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The Shubert Organization	The Sixteenth Street Synagogue
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The Trump Organization	The Trust for Governors Island
THE Tunnel Partnership	The Zeckendorf Company
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United Nations, Scrtry-Gen. for Gen. Svcs	Van Alen Institute
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